

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2208/P	LORNA FOWLER	4 PRINCESS ROAD LONDON NW1 8JJ	19/05/2015 22:49:52	OBJEMPER	<p>This is a Conservation Area and the terrace to which 3c belongs is that of the oldest houses in the road; they have a whole architectural integrity distinct within the road. Since they are older than the rest of the Princess Road houses they link to the roofs of those in St. Mark's Square and in Regents Park Road, with which they share an homogeneous appearance, particularly noticeable with that listed adjacent house of 4 St. Mark's Square. These plans will despoil that. Any dormer inserted would ruin their integrity but to stick a dormer at the rear and 2 at the front of just this roof space of this unity of 5 houses will ruin their appearance.</p> <p>To me the roof pitch looks too shallow to permit sensible living space within it, even with dormers; when insulation and structural demands are satisfied it may well end up with less height than the submitted plans show.</p> <p>Interestingly a less ambitious plan was refused for 3 Princess Road (2012/3404/P) on 24/08/2012. I assume there is consistency among the Planning Officers and that the same considerations will be applied to this application.</p> <p>I wonder whether the Council when selling under 'right to buy' the top flat of 3, sold the roof space? I would assume that the Council must be the Freeholder of the whole terrace, otherwise it would be difficult to apportion responsibility for repairs to common areas, particularly the roof and insulation & possibly the traditional roof space water tanks. Maybe if the applicants do own the loft space they have also assumed sole responsibility for the roof? This flat at 3 is very likely to impinge detrimentally on the life of the neighbouring top floor Council tenant in 5.</p> <p>Loft conversions are relatively cheap for their added lucrative value, especially somewhere like Primrose Hill, if this is council space then our Council should create desperately needed homes therein if Conservation considerations are to be disregarded. I hope very much they will not be.</p>
